

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	2804 27th Street, NW		Agenda
Landmark/District:	Woodley Park Historic District	X	Consent Calendar
Meeting Date:	June 23, 2016	X	Concept Review
H.P.A. Number:	16-438		New Construction
Staff Reviewer:	Anne Brockett	X	Alteration

Working with the architecture firm MCD Studio, owners Lisa Pearlman and Naboth van den Broek seek conceptual review for adding to the rear of their Woodley Park home. The house is one of 24 constructed by the development firm Middaugh and Shannon in 1909.

Project Description

The plans call for a one-story rear addition constructed of masonry side walls and a glass rear wall and roof. The addition would take the place of a small porch roof over the rear door and would replace the existing exterior basement steps (currently located under the rear deck) with an interior stair. The addition would project 6'6" off the rear, approximately the same depth as the existing rear porch, and would occupy the full width of the lot.

Evaluation

The addition is compatible in form, massing, and scale with the house and the surrounding historic district. Its modern material and design do not diminish the compatibility. The addition would be difficult to see as the rear yard and first floor of the house are significantly below the grade of the alley. The addition does not result in an inordinate amount of demolition, retains the overall form and size of the house, and will not overwhelm it.

Recommendation

The HPO recommends that the Board approve the concept as compatible with the Woodley Park Historic District and consistent with the purposes of the preservation act and delegate final approval to staff.